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**ONTARIO CLOSE,
BROXBOURNE, HERTFORDSHIRE, EN10 6FO.**



This well presented and deceptively spacious three bedroom home is offered unfurnished but with white goods and benefits from a good size rear garden and a detached garage with additional parking.

Situated on the edge of this popular development and only a short walk of the Brookfield Farm Shopping Centre, the property is also conveniently located for the commuter being within easy reach of a choice of British Rail Station and major road networks.

SUMMARY OF ACCOMMODATION

- *GOOD SIZE RECEPTION HALL**
- *CLOAKROOM**
- *GOOD SIZE KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES**
- *SPACIOUS SITTING/DINING ROOM**
- *PRINCIPAL BEDROOM WITH WALK-IN WARDROBE AND EN-SUITE SHOWER ROOM**
- *TWO FURTHER GOOD SIZE BEDROOMS**
- *FAMILY BATHROOM**
- *GAS FIRED CENTRAL HEATING**
- *DOUBLE GLAZED UPVC WINDOWS**
- *GARAGE AND DRIVEWAY**
- *GOOD SIZE REAR GARDEN**
- *NO PETS* *NON SMOKERS**
- *AVAILABLE MID JULY 2024**

A covered entrance with woodgrain effect door and carriage style courtesy light affords access to:

RECEPTION HALL 10'4 x 4'4 Coved ceiling, radiator, Amtico flooring and deep built-in storage cupboard housing the electric meter and fuse board. Glazed casement doors to sitting/dining room and further doors to kitchen and:

CLOAKROOM Partly tiled with suite comprising; pedestal wash hand basin and close coupled w.c.

GOOD SIZE KITCHEN/BREAKFAST ROOM 16'10 x 7'11 Fitted with a range of beech effect wall and base units with open fronted cupboards and glazed display cabinets with ample granite effect working surfaces and matching splashbacks. One and a quarter bowl sink drainer unit, range of integrated appliances to include; fridge, freezer, washing machine and dishwasher and Bosch electric fan assisted oven and grill with four ring gas hob and illuminated extractor canopy above. Double glazed uPVC windows to front, recess halogen spotlighting, concealed Potterton gas fired central heating boiler, thermostatically controlled radiator and ceramic tiled flooring.



SPACIOUS SITTING/DINING ROOM 21'3 x 15'10 Double glazed uPVC window and double glazed uPVC sliding patio doors to rear. Coved ceiling, Potterton central heating thermostat, two double radiators, Amtico flooring, TV and telephone points. Turning staircase to first floor with deep storage cupboard below.

FIRST FLOOR

LANDING 10' x 9'5 Airing cupboard housing the hot water cylinder with fitted immersion heater and slatted shelving. Doors to bedrooms and bathroom.

BEDROOM ONE 16'10 x 10' Double glazed uPVC window to front with thermostatically controlled radiator below. Amtico flooring, TV and telephone points. Doors to en-suite shower room and:

WALK-IN WARDROBE 5'9 x 5'7 With electric light connected, radiator and Amtico flooring. Fitted with hanging rails and shelving.

EN-SUITE SHOWER ROOM 5'7 x 5'7 Partly tiled with Ideal Standard suite comprising; pedestal wash hand basin, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and decorative glazed screens. Obscure double glazed uPVC window to front, recess halogen spotlighting, extractor fan, wall light point, shaver point and thermostatically controlled radiator.

BEDROOM TWO 12'8 x 8'8 Double glazed uPVC window to rear with radiator below. Triple wardrobe cupboard and beech laminate wood effect flooring.



BEDROOM THREE 10'2 x 6'10 Double glazed uPVC window to rear with radiator below. Triple wardrobe cupboard and beech laminate wood effect flooring.

BATHROOM 7' x 5'7 Partly tiled with suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and panelled bath with mixer tap, shower attachment, curtain and rail. Recess halogen spotlighting, extractor fan, wall light and shaver points and radiator.

EXTERIOR

The property is approached via a paved pathway whilst a brindle block paved driveway provides off street parking facilities and leads to:

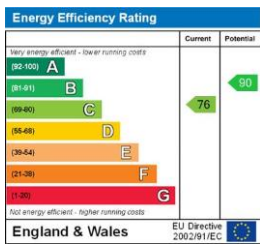
DETACHED GARAGE 17' 9 x 8'9 (external) With metal up and over door. Additional parking space to front.



The rear garden is principally laid to lawn and enclosed by panelled fencing with a wide sun terrace being directly behind. There is an external water connection.

COUNCIL TAX BAND. E £ 2,560.54 (as of 1st June 2024)

PRICE: £1,850.00 Per Calendar Month



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk

Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - www.clientmoneyprotect.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



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